

Vists del Arroyo Hotel Complex, Bungalow 3
(Apartments No. 123-132)
125 South Grand Avenue
Pssadena
Los Angeles County
California

HABS No. CA-2184-F

HABS
CAL
19-PASA,
10F-

Photographs

Written Historical and Descriptive Data

**Historic American Buildings Survey
National Park Service
Western Region
Department of the Interior
San Francisco, California 94102**

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10F-

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC AMERICAN BUILDINGS SURVEY
ARCHITECTURAL DATA FORM

STATE California	COUNTY Los Angeles	TOWN OR VICINITY Pasadena
HISTORIC NAME OF STRUCTURE (INCLUDE SOURCE FOR NAME) Vista del Arroyo Hotel Complex, Bungalow 3 (1939 Site Plan)		HABS NO. CA-2184-F
SECONDARY OR COMMON NAMES OF STRUCTURE Apartments #123-132		
COMPLETE ADDRESS (DESCRIBE LOCATION FOR RURAL SITES) 125 South Grand Avenue		
DATE OF CONSTRUCTION (INCLUDE SOURCE) 1928 (Building Permit)	ARCHITECT (S) (INCLUDE SOURCE) Marston & Maybury (Building Permit)	
SIGNIFICANCE (ARCHITECTURAL AND HISTORICAL, INCLUDE ORIGINAL USE OF STRUCTURE) See Attachment A		
STYLE (IF APPROPRIATE) Spanish Colonial Revival		
MATERIAL OF CONSTRUCTION (INCLUDE STRUCTURAL SYSTEMS) Wood frame walls with interior and exterior plaster; wood joists; 1-1/2" tongue and groove oak hardwood floors; clay tile roof; concrete footings; brick chimney; wood windows, doors and trim.		
SHAPE AND DIMENSIONS OF STRUCTURE (SKETCHED FLOOR PLANS ON SEPARATE PAGES ARE ACCEPTABLE) See floor plans		
EXTERIOR FEATURES OF NOTE A two story and basement building with smooth finish plaster walls; wood frame paired casement windows double-hung, and single light fixed windows; wood frame doors with six divided lights; Spanish clay tile gable roofs. There is a terrace on the lower floor (west elevation) with a large arched opening looking out to the Arroyo. Above this is a glazed balcony on the upper floor. A series of concrete buttresses reaches from grade to the upper floor at the northwest corners. The house is built into a cliff, with the east side being one story and the west side two stories plus an unfinished basement. Concrete steps with metal pipe rails are located on the north and south sides of the house and provide access to the lower level.		

INTERIOR FEATURES OF NOTE (DESCRIBE FLOOR PLANS, IF NOT SKETCHED)

See floor plans for room layout. The structure was built as four units; at some time prior to 1939, it was divided into ten apartments. There is a glazed balcony at each level with a 12" x 12" matte quarry tile floor. There are two fireplaces at the upper level and one at the lower. The fireplace mantel at the north end (upper level) is classically ornate with fluted pilasters and a built-in shelf unit on each side. The mantel at the south end (upper level) is missing. There is a simple plaster mantel at the lower level. This bungalow is one of the few on the site that has vertical circulation within the interior of the building. The staircase is wood with turned balusters. Bathrooms have 6 x 6 ceramic tile, floors and walls, some laid in a diagonal pattern, in shades of blue, white, rose, tan and green.

MAJOR ALTERATIONS AND ADDITIONS WITH DATES

Addition of wood roof structure at north end enclosing passage between bungalows; no date.

PRESENT CONDITION AND USE

The building has been vacant since 1974. The exterior is in fair condition, with the exception of failing balconies on the west elevation and collapsed chimney on the south elevation. The interior has severe water damage and has suffered vandalism and deterioration.

OTHER INFORMATION AS APPROPRIATE

UTM Reference: 11/392830/3778520

SOURCES OF INFORMATION (INCLUDING LISTING OF NATIONAL REGISTER, STATE REGISTER, ETC.)

See Attachment B

COMPILER, AFFILIATION

Leonard M. Kliwinski, Thirtieth Street Architects, Inc.
James C. Wilson, Thirtieth Street Architects, Inc.
Principal-In-Charge

DATE

10 February, 1992

ATTACHMENT A

SIGNIFICANCE (ARCHITECTURAL AND HISTORICAL, INCLUDE ORIGINAL USE OF STRUCTURE)

History

The Vista del Arroyo Hotel, located on a dramatic landscaped site, has long been a visually prominent landmark in Pasadena. The entire complex originally consisted of the large main hotel building and twenty surrounding bungalows. The hotel was positioned at the edge of a wealthy residential neighborhood and at the crest of a steeply sloped site overlooking the Arroyo Seco. The Vista del Arroyo was one of the great Southern California hotels which had as part of its operations separate bungalows on the grounds for its guests. The "Bungalowland" idea was conceived by hotel owner D. M. Linnard, who owned numerous other hotels. The management of the hotel encouraged individuals to construct private bungalows on the hotel site for which the owners had free use for an agreed period of time, usually ten years. After the agreement time elapsed, the hotel gained possession but reserved the use of the bungalow for the original occupants.

D.M. Linnard bought the Vista del Arroyo Hotel, at that time a collection of wood frame buildings, in 1919. He built a new hotel building on the site in 1920. During this period, construction also began on the bungalows adjacent to the hotel. The addition of these bungalows, located primarily along the crest of the arroyo, altered the setting of the main hotel buildings. They ranged from one and two-story single family bungalows to two, three and four-story units, which focused mainly on the view out to the arroyo. The Vista del Arroyo Hotel became known as the "bungalow hotel" that emphasized images of the residential atmosphere of these charming structures.

Prominent architectural firms employed to create these new bungalows during 1921-1938 included Myron Hunt and Marston, Van Pelt & Maybury. Bungalow 3 was designed by Marston and Maybury and built in 1928. Bungalow 3 has been formerly referred to as the "Jenks Bungalow", particularly in the Historic Structure Report of 1980. Upon further research, it has been discovered that S. Herbert Jenks actually lived in Bungalow "F", built in 1921. Jenks' name is listed on a 1921 Building Permit for Bungalow "F"; he is listed as a bungalow resident in a California Life article of 1922, and in Thurston's California City Directory of 1925 (Bungalow 3 was not built until 1928); and he is not listed as one of the residents in an article published in California Life on August 15, 1928 ("Conservative Firm Designs Vista Additions"), which gives the following description of the bungalow:

"The new hillside villa, latest addition to the Hotel Vista del Arroyo, which will house four families of prominence, is the work of a firm of local architects. Marston and Maybury have designed this residence in Mediterranean style as suggested by the main building of the hotel. Hill towns of France and Italy were studied in perfecting this type and every advantage of wide views north and south as well as west were utilized, gaining the best exposure, proportion and line. It appears part of the hill itself and gives an immediate feeling of security and permanence.

Its height does not obstruct the view from the main building of the hotel, so that broad panorama of bridge and sunlit hill can never vanish. Planting will be in keeping with the other nearby growths and one of the attractive features of the villa will be its quiet seclusion. Care has been taken by the architects to gain complete isolation by deadening the floors and partitions, which is surely an inspiration all hotels and some homes should follow.

Each apartment is designed with spacious closets and fully equipped with enclosed presses. Conveniently arranged pantries, the latest and best refrigerators and sinks are features. And very important indeed is the fact that each apartment in the house has its own outside entrance. The new place is to house Mr. and Mrs. Clinton Churchill Clarke, Mrs. Grace Piper, Mr. and Mrs. Thomas H. Collins and Mr. and Mrs. C.B. Voorhis."

Clinton Churchill Clarke (1873-1957) came to Pasadena in 1900. He was a direct descendant of Cotton Mather, the first president of Harvard University. Clarke was a co-founder of the Pasadena Playhouse and its first president.

Charles B. Voorhis (1870-1961) came to Pasadena in 1927. From 1916 to 1927 he was one of the chief executives of the Nash Motor Company. He began the Voorhis School for Homeless Boys in San Dimas, Cal., which later became the California Polytechnic School. He was a member of the Board of Directors of the Federal Reserve Bank in Los Angeles.

Originally conceived as vacation homes for the resort season, the bungalows also became retirement homes after the mid-1920s, when Pasadena's Hotels began to stay open year round.

The Vista del Arroyo Hotel was closed to guests in February, 1943. At this time the U.S. War Department took possession of the entire 15.3 acre property under the War Powers Act of 1943. The U.S. Army converted all 21 buildings for use as the McCornack Army Hospital.

In its short life as an active military installation, the Vista del Arroyo and its bungalows underwent extensive alterations into a hospital. In June, 1949 the hospital was deactivated and the property considered surplus. In July, 1957 the U.S. Army Ordnance District took complete control of the property and it was designated the Pasadena Area Support Center. When the military moved out, the hotel and bungalows were used for various offices by the General Services Administration. In 1974, the federal government moved its employees out of the Vista del Arroyo to other locations in Pasadena. The hotel was rehabilitated into the U.S. Court of Appeals in 1983-85. When the government abandoned and failed to maintain the bungalows, deterioration increased and the buildings were subject to vandalism.

Significance

The Vista del Arroyo bungalows are significant as an integral part of the hotel complex, of which the main building is the centerpiece. Historically, the hotel-bungalow idea, originated in Pasadena by D.M. Linnard, spread throughout southern California, and the Vista del Arroyo remains as a fine example of this concept. In addition, the association with D.M. Linnard, a leading figure in the history of the hotel business in California (at one time or another he owned or managed the Green, the Raymond, the Maryland, the Huntington, the Vista in Pasadena, the Fairmont in San Francisco, the Samarkand, the Arlington and El Encanto in Santa Barbara and the Coronado in San Diego), makes the Vista and its bungalows a significant site.

Bungalow 3 represents the work of one of California's significant architectural firms of the period, Marston & Maybury. These two architects, along with a third partner, Mr. Van Pelt, were responsible for the design of several of the bungalows. Marston, Van Pelt & Maybury were nationally recognized as excellent purveyors of the Spanish Colonial Revival and Mediterranean styles. Their work includes residential, commercial and church buildings in the Pasadena area, in addition to civic structures such as the Claremont Public Library.

ATTACHMENT B

SOURCES OF INFORMATION

Books

Carpenter, Thomas D., Pasadena: Resort Hotels and Paradise. Pasadena: Castle Green Times Publisher, 1984.

Pasadena Community Book. 1943, 1951.

Thurston's Pasadena City Directory. 1925-1941.

Newspapers

"Vista Guests Remaining in City", Pasadena Star-News, February 5, 1943.

"It's Moving Day at Vista Hotel, but to No One's Surprise, and Here's Why", Pasadena Star-News, February 3, 1943.

"Vista Story Goes Back Many Years", Independent Star-News, September 7, 1958.

Periodicals

"Attractive Hillside Home at the Vista Del Arroyo Recently Completed", California Life, July 15, 1929, p. 12-13.

"Colorful and Luxurious Gardens Surround Hotel Vista Del Arroyo", California Life, December, 1930, p. 10-11.

"Conservative Firm Designs Vista Additions", California Life, August 15, 1928, p. 12-13.

"Mid-Summer at the Vista", California Life, August 1, 1929, p.10.

"Pasadena Garden Club Members Enjoy View of Beautiful Grounds at Hotel Vista Del Arroyo", California Life, May 15, 1929, p. 16-17.

"Recent Arrivals at the Vista Del Arroyo", California Life, December 1, 1928, p.19.

"Seeing Stars at the Vista Del Arroyo", California Life, December 20, 1924, p. 10.

"Semi-Tropical Gardens Surround the Popular Hotel Vista Del Arroyo", California Life, August 15, 1928, p. 16-17.

"The Vista Del Arroyo", California Life, May 13, 1922, p. 14-15.

"The Vista Season in Review and Preview", California Life, August 15, 1928, p. 5-7.

Other

Alternative Reuse Feasibility Study for the Vista Del Arroyo Hotel Bungalows. Thirtieth Street Architects, Inc. 1991.

Architectural Notebooks, Pasadena Public Library.

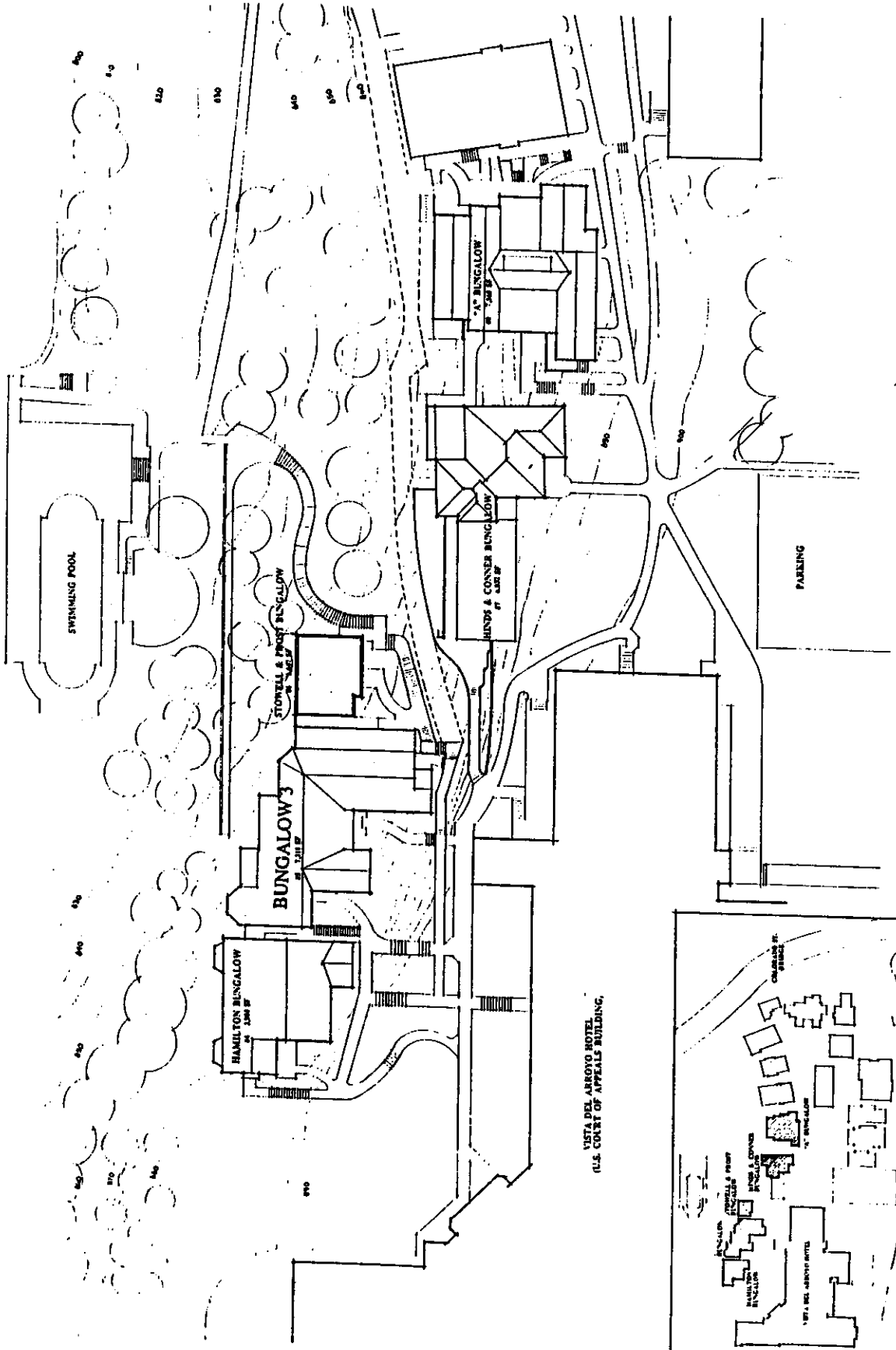
Final Environmental Impact Statement. Vista Del Arroyo.

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National Register of Historic Places Inventory - Nomination Form. Vista Del Arroyo Hotel & Bungalows. 1980.

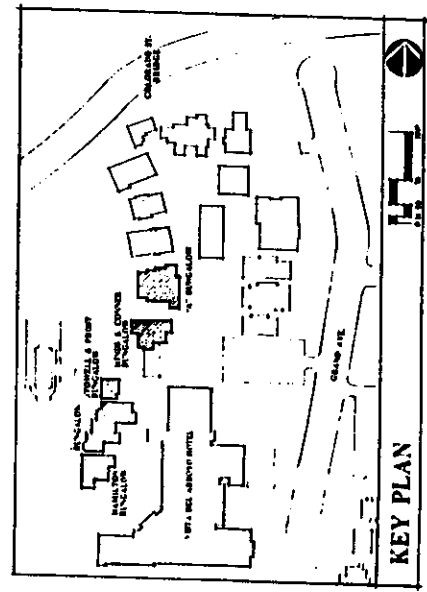
VISTA DEL ARROYO HOTEL BUNGALOWS
 PASADENA, CA

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PARTIAL SITE PLAN

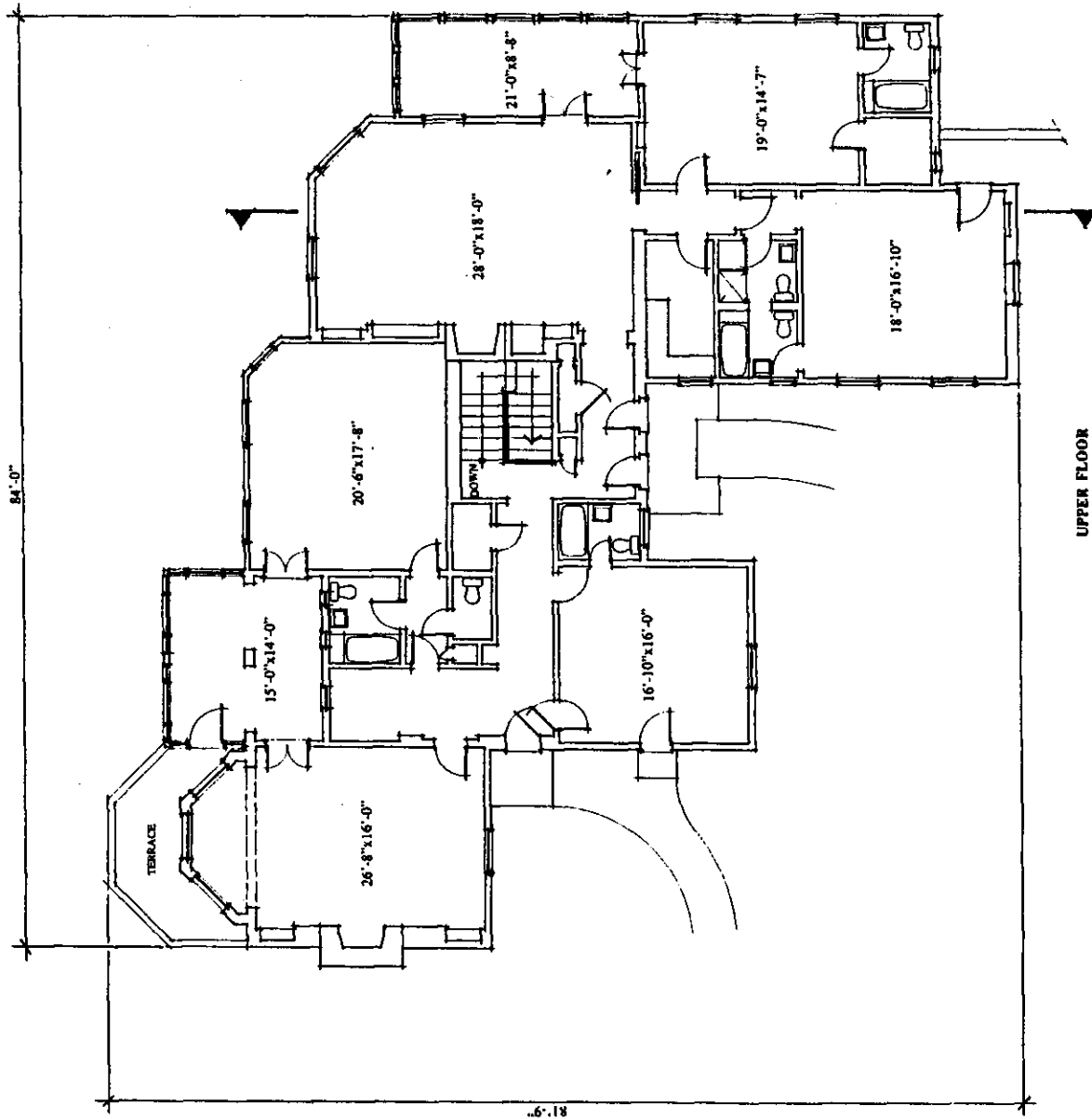
VISTA DEL ARROYO HOTEL
 U.S. COURT OF APPEALS BUILDING



KEY PLAN



VISTA DEL ARROYO HOTEL BUNGALOWS
 PASADENA, CA



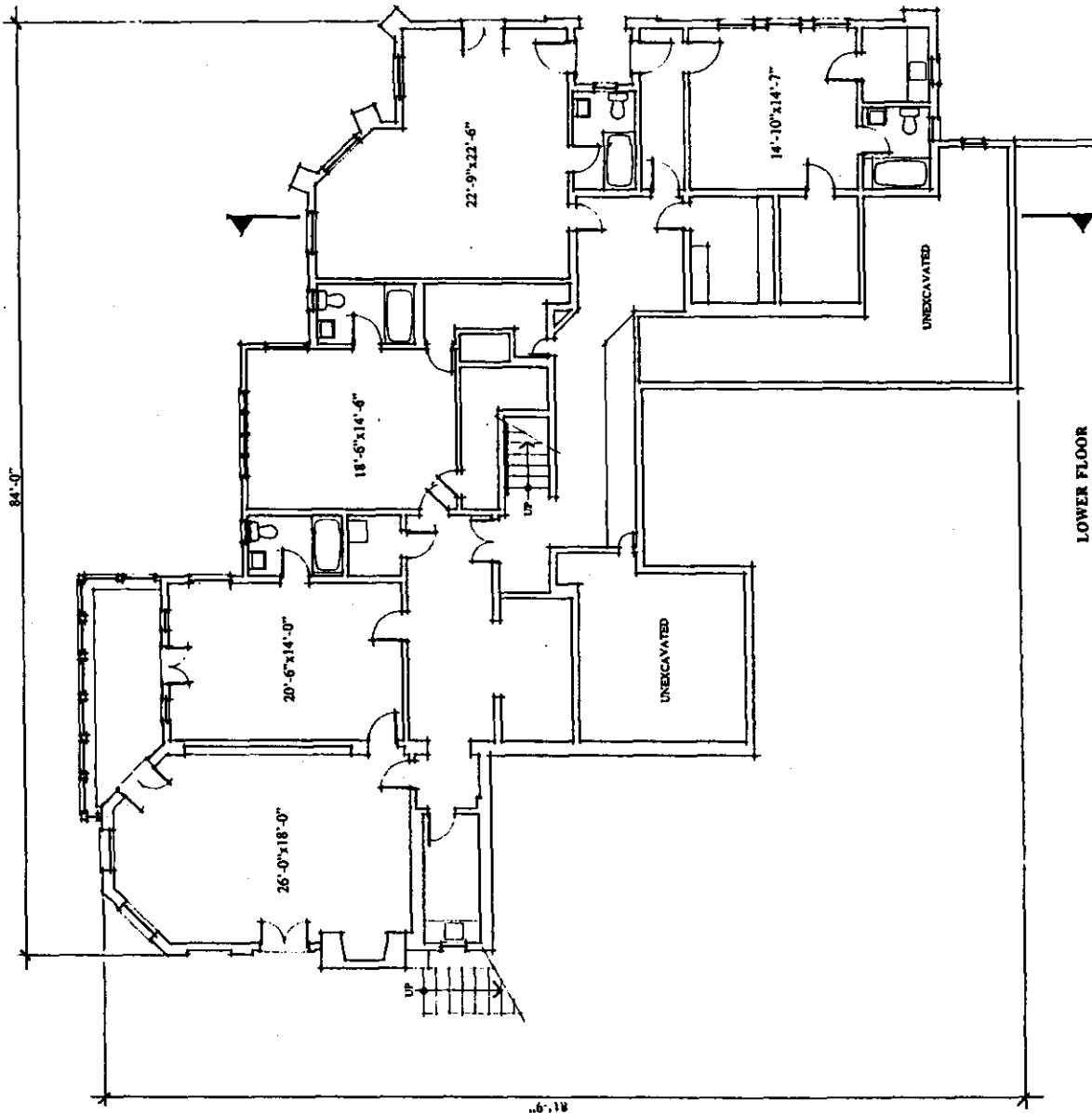
UPPER FLOOR
 3,835 SF

BUNGALOW 3
 FLOOR PLANS



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 inc.
 7 DEC '90

VISTA DEL ARROYO HOTEL BUNGALOWS
 PASADENA, CA



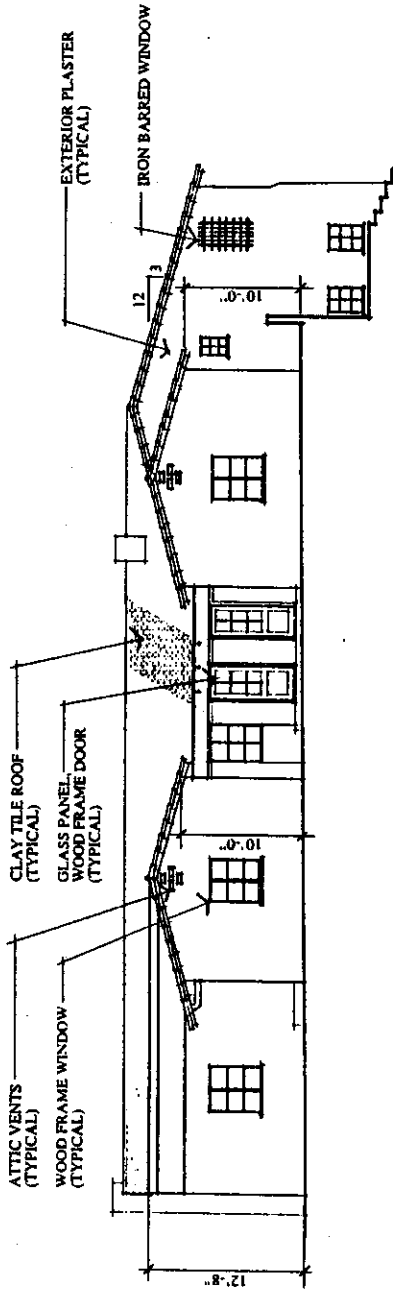
LOWER FLOOR
 3,475 SF

BUNGALOW 3
 FLOOR PLANS

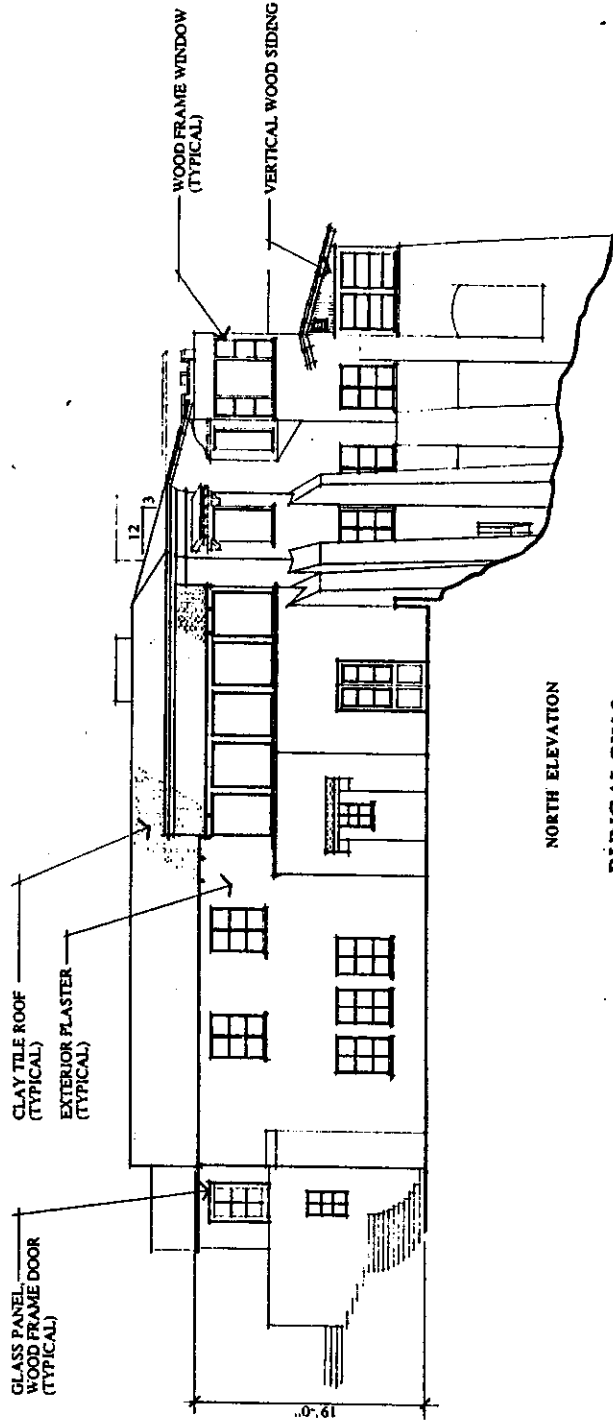


VISTA DEL ARROYO HOTEL BUNGALOWS
PASADENA, CA

Shirley
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Shirley
INC.
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EAST ELEVATION



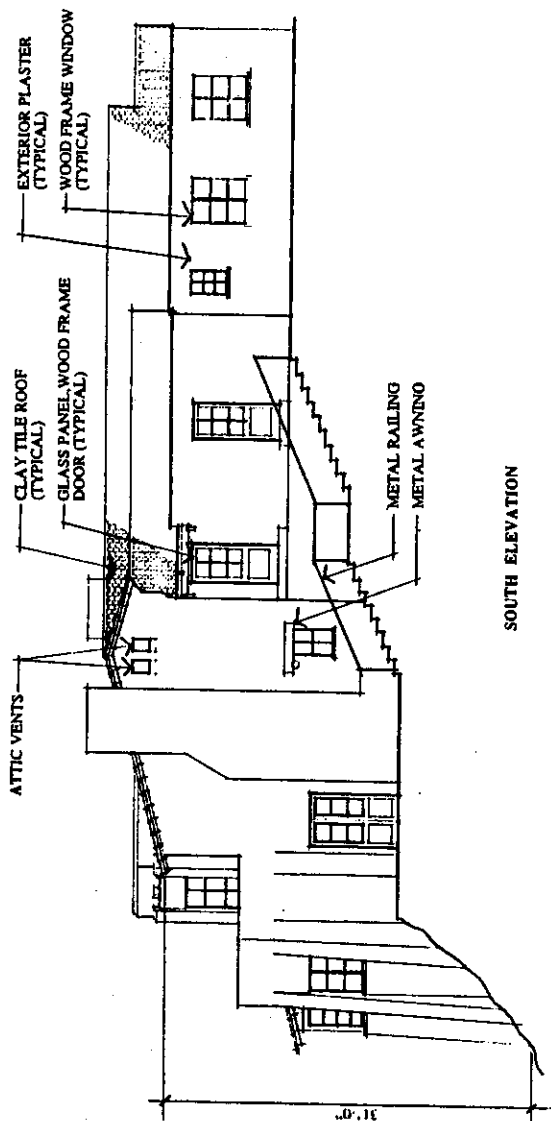
NORTH ELEVATION

BUNGALOW 3
BUILDING ELEVATIONS

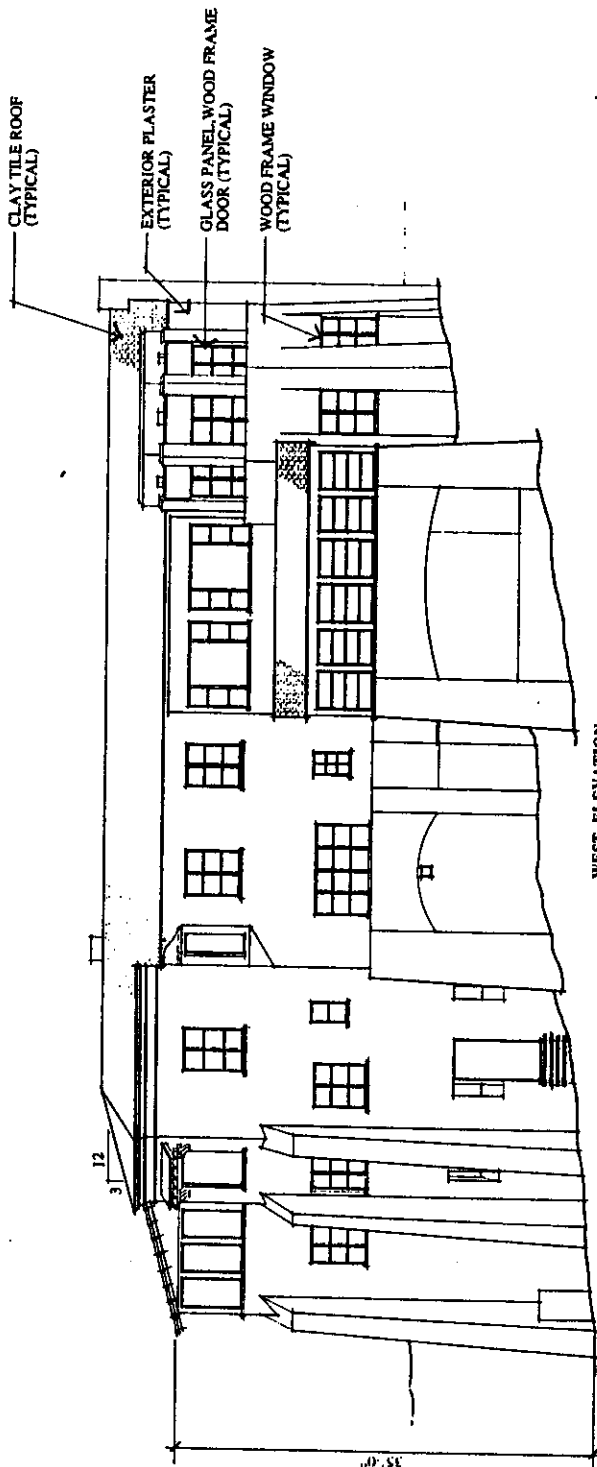


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VISTA DEL ARROYO HOTEL BUNGALOWS
 PASADENA, CA



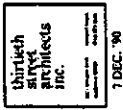
SOUTH ELEVATION



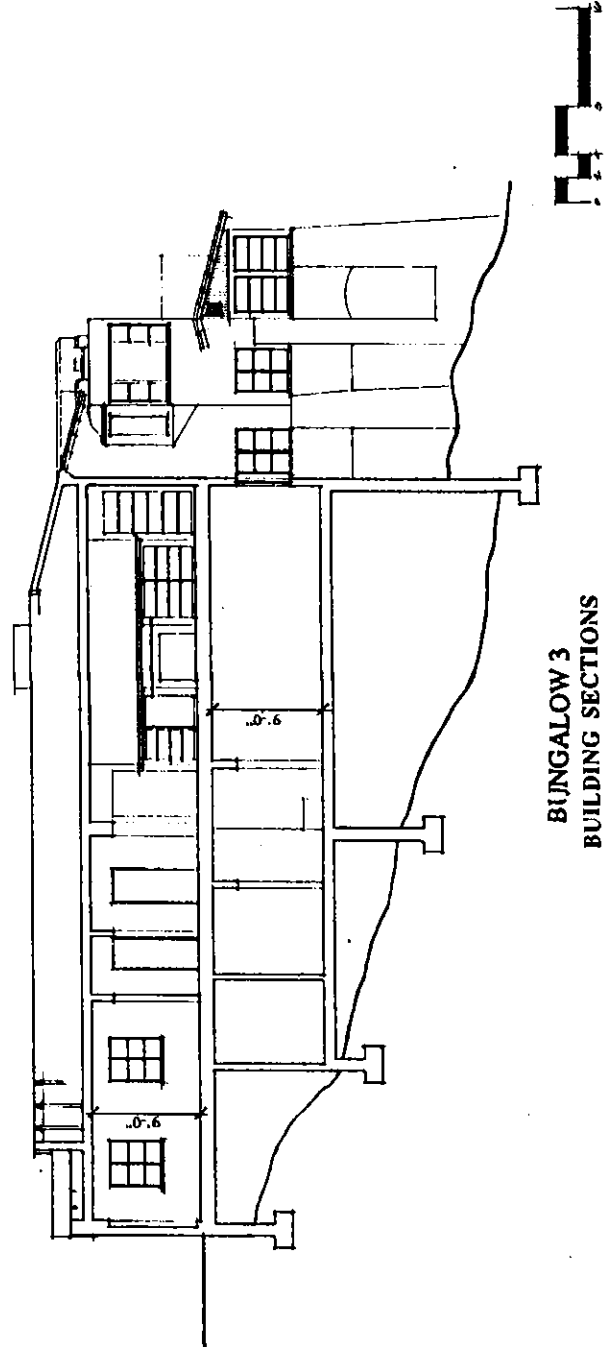
WEST ELEVATION

BUNGALOW 3
 BUILDING ELEVATIONS





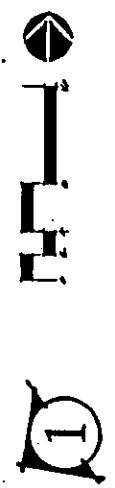
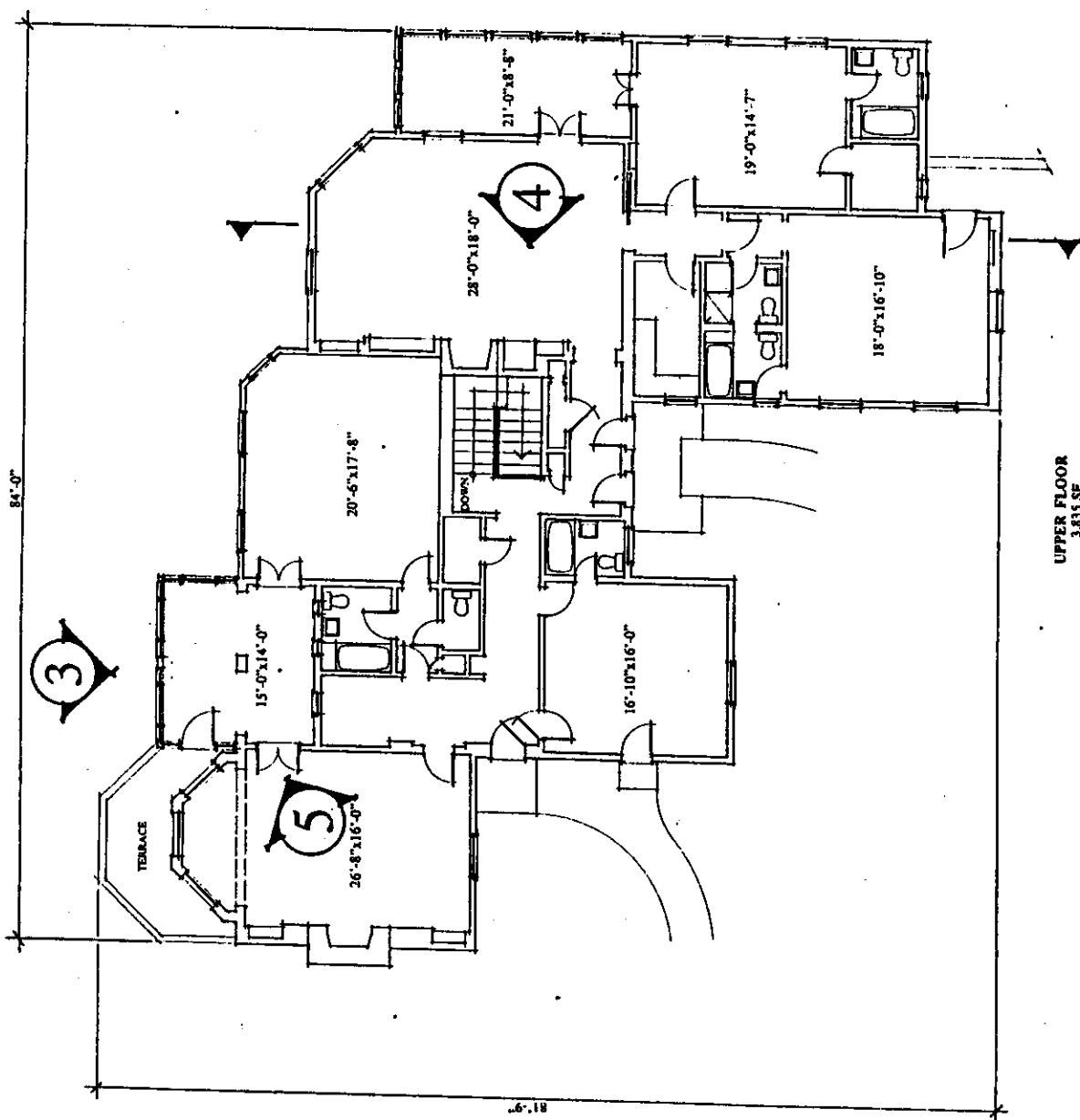
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PASADENA, CA



BUNGALOW 3
BUILDING SECTIONS

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 7 DEC '90

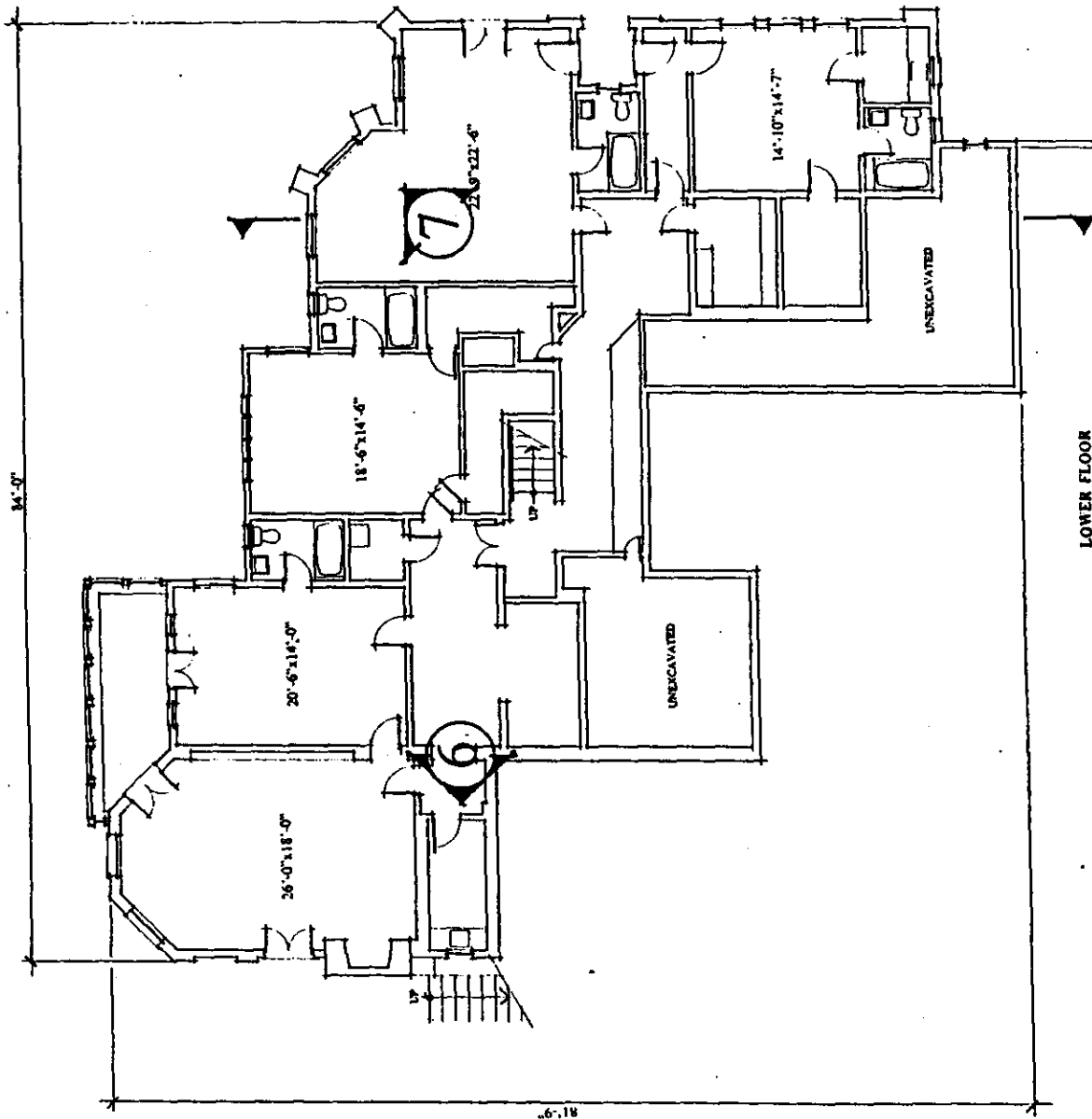
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 PASADENA, CA



BUNGALOW 3
 FLOOR PLANS
 KEY TO PHOTOGRAPHS

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**VISTA DEL ARROYO HOTEL BUNGALOWS
PASADENA, CA**



LOWER FLOOR
3,475 SF

BUNGALOW 3 FLOOR PLANS

KEY TO PHOTOGRAPHS